



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: \_\_\_\_\_  
Coordinator: DONALD HADDER, SR.  
Project Name: \_\_\_\_\_

Project No.: 77 - PA - 2006  
Case No.: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Project Location: NEC of Scottsdale & Ashler Hills - 32515 N. Scottsdale Road

## Property Details:

☐ Single-Family Residential    ☐ Multi-Family Residential    ☒ Commercial    ☐ Industrial

Current Zoning: C-2 ESL    Proposed Zoning: C-2 ESL

Number of Buildings: 1    Parcel Size: 57,439 S.F.

Gross Floor Area/Total Units: 250 S.F.    Floor Area Ratio/Density: Under 1%

Parking Required: 1    Parking Provided: 7

Setbacks:    N - P-53'4"    R-0    S - P-62'2"    R-0    E - P-46'8"    R-0    W - P-217'3"    R-20'

P = Provided

R = Required

## Description of Request:

See Attached Narrative.

19-UP-2006  
6/19/2006

## Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

**SAFeway AT THE SUMMIT FUEL SALES**  
**REVISED USE PERMIT NARRATIVE**  
**19-UP-2006**  
**Resubmitted August 2, 2006**

Safeway is requesting a conditional use permit to add fuel sales to the services it provides to customers at The Summit Shopping Center at the northeast corner of Scottsdale Road and Ashler Hills. The site is zoned C-2 ESL. The fuel services facility will be located immediately south of the Safeway north entry drive into The Summit on a pad site just under one acre in size. The southernmost portion of the site was previously graded for a pad user and the remainder of the site is currently developed with a paved and lighted parking lot. The fuel pumps and a small, manned walk-up kiosk will be located on the paved area. The graded portion of the site will be re-vegetated and remain as open space. The proposed use is compatible with the existing community-level shopping center and will provide convenient fuel services for Safeway customers and others shopping or dining at The Summit.

Safeway has configured the site plan to be sensitive to neighbors to the west across Scottsdale Road as well as to the aesthetics of the Scottsdale Road scenic corridor. Substantial setbacks and screening of the facility are proposed. The fuel pumps and canopy are set back approximately 250 feet from Scottsdale Road. The walk-up kiosk building is approximately 192 feet from Scottsdale Road behind the scenic corridor and an additional retention area. The small kiosk facility together with two additional rows of trees and other vegetation will provide screening from Scottsdale Road. The 250 square foot kiosk will be manned and will offer only products that can be passed through the cashier's window, like soft drinks, candy, cigarettes, but no beer or alcohol. It will offer only a very limited range of products not the full range typically found at a convenience store.

The fuel service facilities themselves include four (4) islands with eight (8) fuel pumps, which could service up to sixteen (16) cars. The canopy complies with the Scottsdale height limitation of a minimum of 13 feet 9 inches and will incorporate recessed lighting. There will be no lighting on the canopy façade other than for signage. Additional light shielding of the recessed fixtures will be provided as necessary to reduce any impacts on homes to the west, which are approximately 375 feet from the canopy itself. The fuel service facilities and kiosk will incorporate the same environmental sensitivity and high quality architectural design of Safeway and The Summit. Use of the same materials, stacked stone and others, as well as colors and accent features, such as the landscape pots, will integrate the new fuel services facilities with the shopping center's architecture and design theme. The fuel services and kiosk will be in operation only when the Safeway store is open. Safeway currently opens at 6:00 a.m. and closes at 11:00 p.m. During the hours the Safeway store is closed for business, the fuel station and kiosk will also be closed for business.

The site was designed to minimize any impact to neighboring residential properties to the west across Scottsdale Road and to maintain a minimal impact on Scottsdale Road itself. Separation of the fuel canopy into three district structures avoids the creation of long horizontal building lines. Separated by approximately three feet, the openings will allow light to pass through to the

pump locations. The canopy fascia will be a stucco material, incorporating colors and details from the surrounding shopping center. Two tower elements were added to the central canopy to bring visual variety and character to the canopy. The 250 square foot walk-up kiosk is not proposed to be connected to the canopy as typically recommended in the fuel station design guidelines. The extension of the canopy to the small kiosk would make the canopy substantially larger and give it a disproportionately massive presence on the site. By isolating the kiosk building, the structures are kept open and their impact minimized. Unlike other typical larger fuel/convenience facilities, the small walk-up kiosk is placed with its back to Scottsdale Road. This placement will help screen the fuel pumps from Scottsdale Road and residences to the west. In addition to this building placement, a four foot masonry screen wall will block automobile headlights. A double row of 36" box native trees along the west boundary is proposed to further screen the facility.

Architecturally, the materials and design for the fuel services and kiosk match features selected from the surrounding Summit shopping center. Stucco, exposed steel, stacked stone veneer will create a unique and attractive fueling facility consistent with the architectural theme of existing buildings within the center. The proposed lighting complies with the Scottsdale's fuel station lighting requirements. The under canopy lights will be flush-mounted, and light will be directed on the fuel dispensers themselves. Site lighting will be minimal and maintain the current light levels of the parking lot while maintaining safe lighting conditions for fuel services operations. With the proposed screening along the western boundary and the setback well over 200 feet from Scottsdale Road, the impact to Scottsdale Road and to residences across the ultimately 6 lane major arterial with a landscaped median will be minimal.

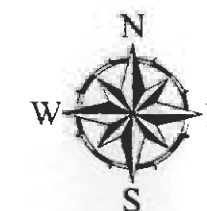
The fuel services area has been designed in compliance with all Ordinance conditions for fuel station use permits and with the City's Gas Station and Convenience Store Design Guidelines. There is a detailed landscape plan showing plant type, size and spacing. The fuel services facilities are of a unique design character appropriate to The Summit shopping center architectural theme and renderings will be provided. As stated above there is a request for approval for the canopy not to be connected to the roof of the kiosk because of its extremely small size. No driveway extends into the curb radius. Lighting is shielded and designed to avoid spillage and glare. The site exceeds the minimum required lot area of 22,500 square feet. Plant screening and an additional 4' masonry screen wall are provided between the site and the residentially zoned property across Scottsdale Road. The site plan shows the building area and kiosk area; there is no repair or servicing of vehicles proposed.

The requested fuel service facilities also comply with all other use permit criteria. The site plan and structures have been designed to avoid negative impacts from noise, smoke, odor, dust, vibration or illumination. The traffic impact study confirms that there is no unusual volume or character of traffic associated with the fuel services, but rather the traffic impacts are generally consistent with those projected for the center in the original traffic study submitted at the time of The Summit Development Review Board (DRB) approval. As part of The Summit, which is a community level shopping center, the fuel sales use is compatible with the types of uses permitted in the surrounding area, and its compatibility with the area is enhanced by the more than generous setback from Scottsdale Road, the architecturally compatible design and the heavy landscape screening provided.



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Aerial Flight Date: November 2005



CONTEXT MAP

0 62.5 125 250 375 500 Feet

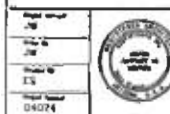
1 inch equals 100 feet

19-UP-2006  
6/19/2006



**esencia**

1702 E. Main Street, Suite 200  
Tempe, Arizona 85283  
1-480-715-0200



**SAFEWAY**

SAFEWAY, INC.  
3015 E. CHANDLER ROAD  
PEASANTON, CALIFORNIA 92361

# SAFEWAY FUEL SITE #1849

A FUELING FACILITY FOR:  
32551 N. SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA

PAD 4 OF SUMMIT AT SCOTTSDALE

SCALE: 1" = 60'-0"  
DATE: 8-1-06  
CITY: SUMMIT

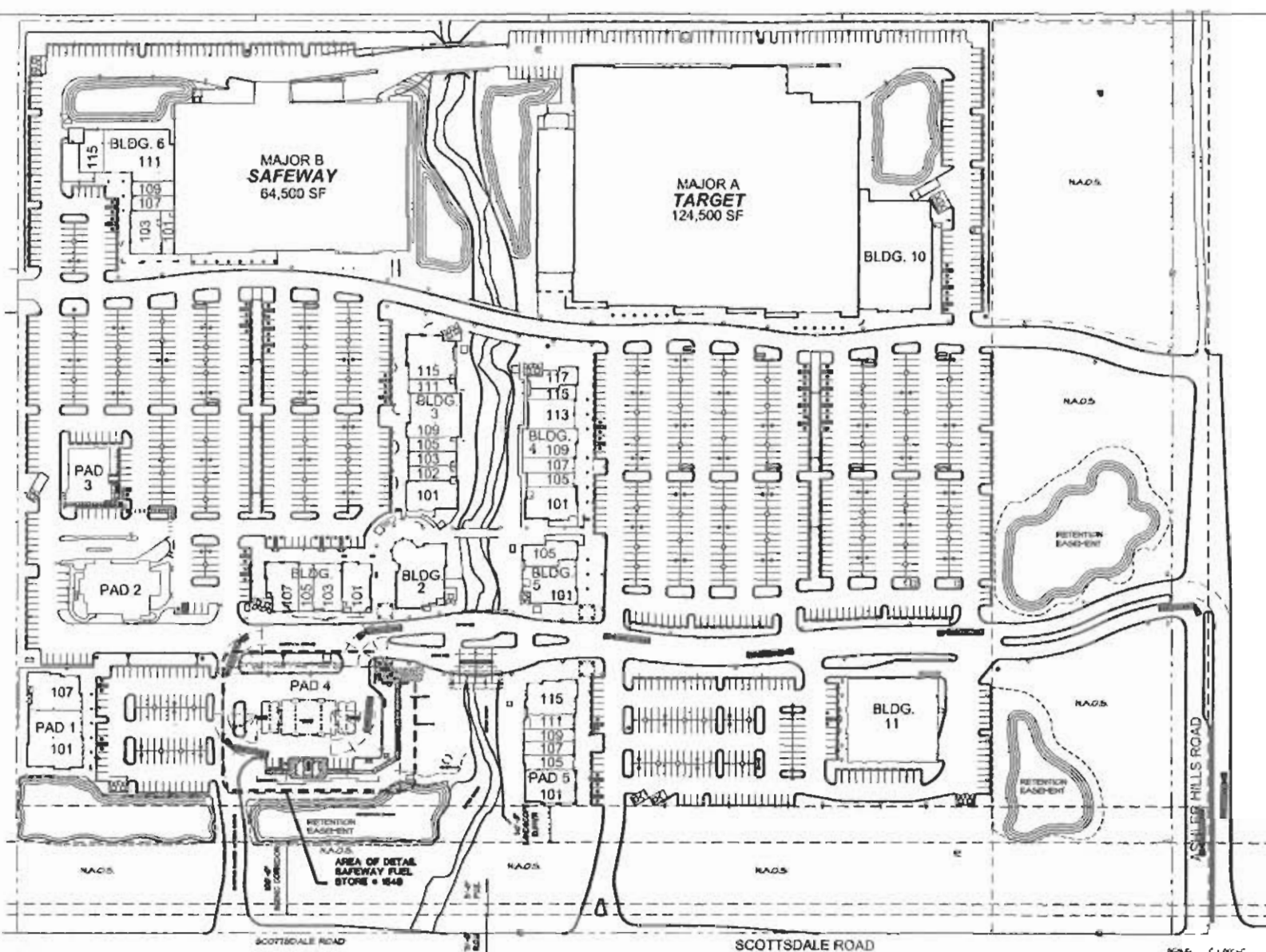
OVERALL SITE PLAN D  
SUMMIT AT SCOTTSDALE

A-10

19-UP-2006  
REV: 8/2/2006

## 1 SUMMIT SITE PLAN - OVERALL SHOPPING CENTER

SCALE: 1" = 60'-0"

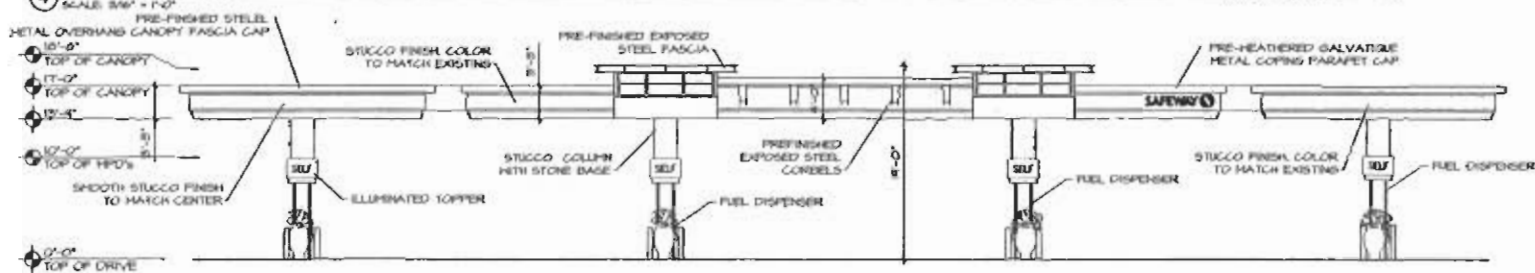






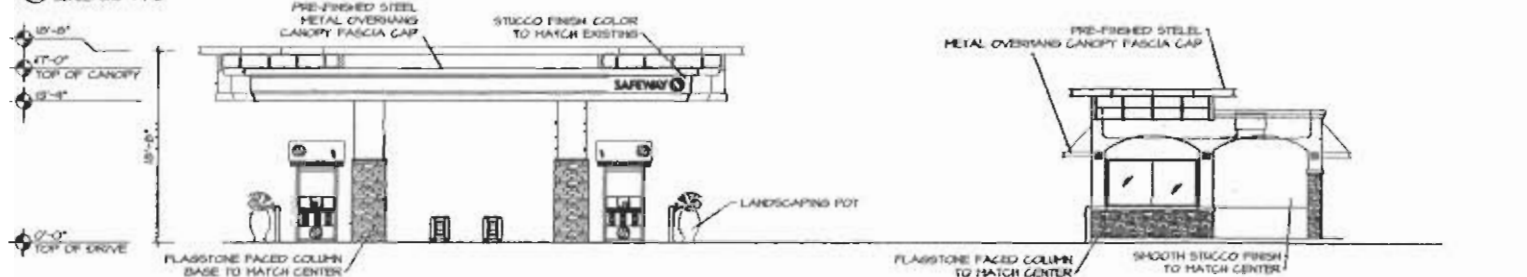
#### 4 KIOSK ELEVATIONS

SCALE: 3/8" = 1'-0"



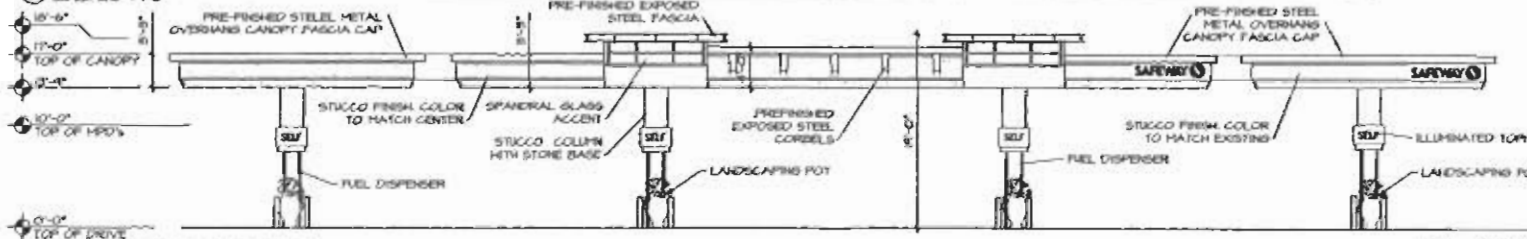
#### 3 WEST CANOPY ELEVATION

SCALE: 3/8" = 1'-0"



#### 2 NORTH CANOPY / KIOSK ELEVATION

SCALE: 3/8" = 1'-0"



#### 1 EAST CANOPY ELEVATION

SCALE: 3/8" = 1'-0"

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1702 E. McDowell Blvd, Suite 200  
Tempe, Arizona 85283  
480-755-9900



**SAFeway**  
SAFeway, Inc.  
1915 W. BROADWAY, SUITE 100  
PLACER, CALIFORNIA 95661

A FUELING FACILITY FOR  
**SAFeway FUEL SITE #1849**  
32551 N. SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA

PAD # OF SUMMIT AT SCOTTSDALE

8-1-06 CITY SUBMIT  
NOT TO BE USED  
ELEVATIONS

A-30

19-UP-2006  
REV: 8/2/2006

# PROJECT DATA

PROJECT NAME: FUEL SITE RAMP SAFETY AT SCOTTSDALE  
 OCCUPANCY: H  
 TYPE OF CONSTRUCTION: V - S SPRINKLED  
 FLOOR AREA: 280 SQ. FT.  
 BELOW GROUND: 0 SQ. FT.  
 NO. OF STORIES: ONE (1)  
 OCCUPANCY LOAD: 280 SF. @ 100 + 20  
 TOTAL: 1

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1702 E. Mountain View, Suite 200  
 Tempe, Arizona 85282  
 1-800-733-2554

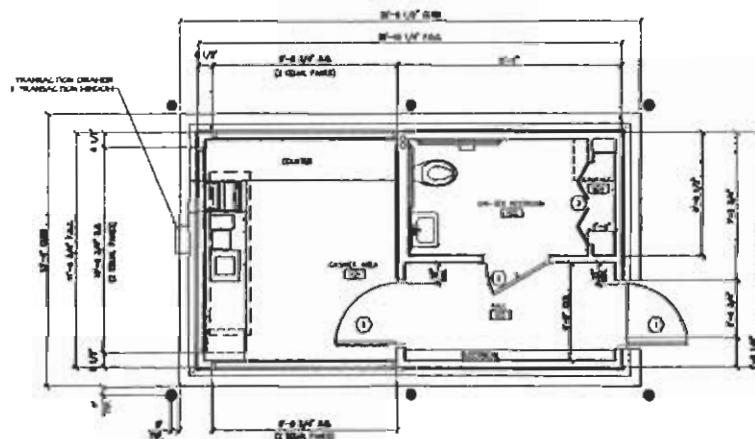
Project Number: 04024  
 Date: 7/06  
 Drawn By: CH  
 Check By: CH



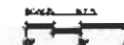
SAFeway, INC.  
 3818 STONERIDGE MALL ROAD  
 PLEASANTON, CALIFORNIA 94588-5229

A FUELING FACILITY FOR:  
**SAFeway FUEL SITE #1849**  
 32551 N. SCOTTSDALE ROAD  
 SCOTTSDALE, ARIZONA

PAGE 4 OF SUMMARY AT SCOTTSDALE



1 KIOSK FLOOR PLAN  
 SCALE: N.T.S.



FLOOR PLAN

A-20

19-UP-2006  
 REV: 8/2/2006



